

ZB# 77-4

Cel-U-Dex Corp.

21-2-1

77-4 Celudey
Area Variance (frontyard)
Parking "

Public Hearing
February 28, 1977
8:15 p.m.

Area Variance -
front yard
& parking

~~Set~~ 7:00

See paid

Final Decision

21-2-1

Variance (area)
application
granted -
2/28/77

GENERAL RECEIPT

3177

Town of New Windsor, N. Y.

Mar. 23, 1977

Received of Mericans Metal Structures \$ 50.00
Fifty and 00/100 Dollars

For Variance application #77-4

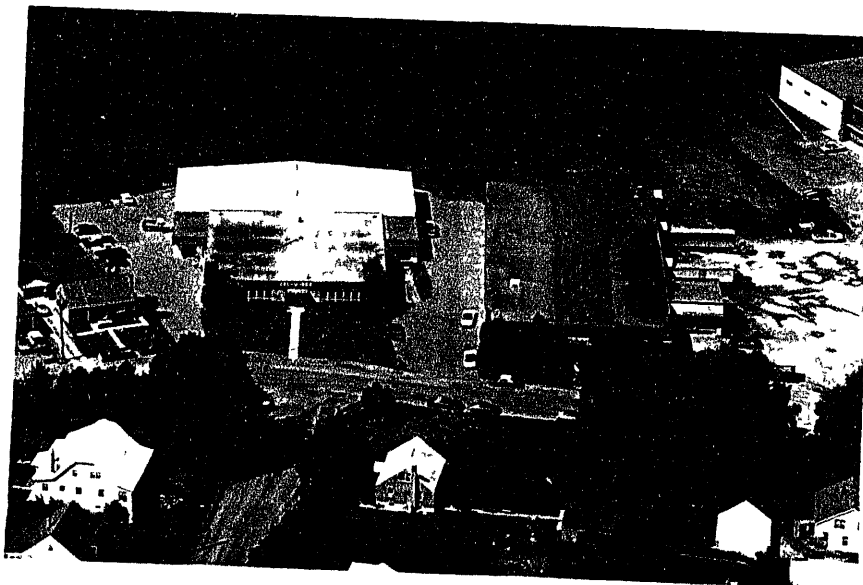
DISTRIBUTION

| FUND | CODE | AMOUNT |
|-------|-------|--------|
| 50.00 | check | |
| | | |
| | | |

BY Charlotte M. Antonia

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

TITLE



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

~~77-4~~ 77-4
(Number)

Feb 4, 1977
(Date)

I. Applicant information:

- (a) CEL-V-Dev. Corp 23 MacArthur Ave. New Windsor 562-4510
(Name, address and phone of Applicant) N.Y.
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) PI 23 MacArthur Ave. New Windsor 52,184 sq ft
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? _____
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? Yes When? 1973
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? _____

~~77-4~~ 77-4
(Number)

Feb 4, 1977
(Date)

I. Applicant information:

- (a) Cel-V-Dex, Corp 23 MacArthur Ave. New Windsor 562-4510
(Name, address and phone of Applicant) N.Y.
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

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- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? _____
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? Yes When? 1973
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. No

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☒ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use Regs. Column A-4 ~~9-12~~

| <u>Requirements</u> | <u>Proposed or Available</u> | <u>Variance Request</u> |
|-----------------------------------|------------------------------|-------------------------|
| Min. Lot Area | | |
| Min. Lot Width | | |
| Reqd. Front Yard <u>100</u> | <u>45</u> | <u>85 feet</u> |
| Reqd. Side Yards <u>1</u> | <u>1</u> | <u>1</u> |
| Reqd. Rear Yard | | |
| Reqd. Street Frontage* | | |
| Max. Bldg. Hgt. | | |
| Min. Floor Area* | | |
| Development Coverage* <u>57</u> % | | |
| Floor Area Ratio** <u>42</u> | <u>42</u> | <u>15 needed</u> |

Parking spaces
 * Residential districts only
 ** Non-residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48.9, Table of Use Regs. Column A-4 ~~98-12~~ Table of Bulk Regs. Column E

| <u>Requirements</u> | <u>Proposed or Available</u> | <u>Variance Request</u> |
|------------------------|------------------------------|--------------------------|
| Min. Lot Area | | |
| Min. Lot Width | | |
| Reqd. Front Yard | <u>100</u> | <u>45</u> <u>85 feet</u> |
| Reqd. Side Yards | <u>1</u> | <u>1</u> |
| Reqd. Rear Yard | | |
| Reqd. Street Frontage* | | |
| Max. Bldg. Hgt. | | |
| Min. Floor Area* | | |
| Development Coverage* | <u>57</u> % | <u>42</u> % |
| Floor Area Ratio** | <u>42</u> | <u>15 needed</u> |

Parking spaces
* Residential districts only
** Non-residential districts only

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

CEL-U-DEX CORPORATION for front yard and
parking space variance. (#77-4).

DECISION GRANTING AREA
VARIANCES FOR FRONTYARD
AND PARKING.

-----X

WHEREAS, LOUIS FARINA, President of CEL-U-DEX CORPORATION, a domestic corporation having its principal offices at No. 23 MacArthur Avenue, Town of New Windsor, New York, has applied to the Zoning Board of Appeals for area variances to permit construction of an addition to be located at 23 MacArthur Avenue as hereinbefore mentioned; and

WHEREAS, the applicant seeks an 85 ft. frontyard variance and parking space variance totaling 15 spaces; and

WHEREAS, a public hearing was held on the 28th day of February, 1977 at which time no opposition appeared to the application of CEL-U-DEX; and

WHEREAS, notice of the public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The proposed 85 ft. frontyard variance for the addition to the building will extend the front of the building forward to the point where it will be in conformance with the other buildings of the same frontage.
2. There is sufficient room in the rear of the building for additional parking spaces planned.

3. The proposed addition to the front of the building will be of the exact construction as the pre-existing structure and will be attractive in nature.

4. The proposed addition will not affect the general character of the neighborhood.

WHEREAS, the Zoning Board of Appeals makes the following determinations of law in this matter:

1. The variance sought is not substantial in relation to the legally required front yard or parking spaces.

2. There will be no substantial change to the character of the neighborhood nor a substantial detriment to the adjoining properties.

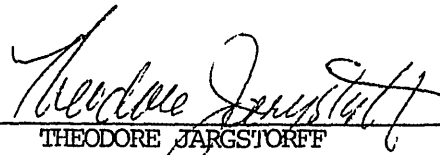
3. The proposed variance would have no affect on the governmental facilities available.

4. There is no feasible method for the applicant to erect the addition on his property other than through a variance.

5. There are no other factors of interest bearing on this matter.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant an area variance as hereinabove requested.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board and the Town Clerk.


THEODORE JARGSTORF

Dated: April 25, 1977.

555 Union Avenue
New Windsor, N. Y. 12550
March 2, 1977

Cel-U-Dex Corporation
23 MacArthur Avenue
New Windsor, N. Y. 12550

Attn: Mr. Louis Farina, President

RE: APPLICATION FOR AREA VARIANCE

Dear Mr. Farina:

This is to confirm that your application for an area and parking variance was granted by the Zoning Board of Appeals on Monday evening, February 28, 1977. Formal decision is being drafted by the ZBA Attorney and will follow upon acceptance by the Board.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

cc: Howard Collett, Bldg./Zoning Inspector
Town of New Windsor

Henry Van Leeuwen, Chairman
New Windsor Planning Board

Mr. Herbert Westfall
Mericana Metal Structures

PURPOSE - BUILDING PERMIT

OWNER --- Cel-U-Dex Corporation
23 MacArthur Avenue
New Windsor, New York

BUSINESS -- Printing of Decals - Manufacturing of Note Books-
Pads and other office Supplies.

Zoned -- PI #4

PURPOSE OF NEW ADDITION -- Offices for Management and Clerical
Personnel.

Variances Required -- * 85 foot Front Yard Variance
15 Spaces -- Parking Variance

SIZE OF BUILDING -- 30 feet wide and 100 feet long, 12 feet at
eave height.

DETAIL OF EXTERIOR OF BUILDING - The building shall be attached
to the existing Building. The Building shall be all white,
with a Cupalo on roof, with exterior finish of KORAD A,
guaranteed for 20 years. There shall be a 4 foot colonial
brick along the entire front of Building, with white windows,
sliders with the architectural paneling above the brick. There
shall be a canopy 5 feet wide and 20 feet long over the glass
door entryway.

Plantings shall be prepared in the front yard landscaping.

2/28/77 - Public Hearing - Cel-U-Dex - 8:15 p.m.

Name:

Address:

Joseph Mastrella
Lui Mastrella

#3 Boulder Road

LI

(own 220 MacArthur Ave)

Mrs. John Manci 224 MacArthur Ave.

Mrs. Marie Vanderhoof 226 MacArthur Ave.

PUBLIC NOTICE OF HEARING BEFORE
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a public hearing pursuant
to Section 48-33A of the Zoning Ordinance on the following
proposition:

Appeal No. 4

Request of CEL-V. DEX, CORP

for a Variance ~~Special Use Permit~~ of the
regulations of the Zoning Local Law, to permit

85' Front Yard variance and
Parking Variance 15 Spaces

being a Variance ~~Special Use Permit~~ of

Section 48-12 or 48A Article 3,

for property situated at: 23 MacArthur Ave
New Windsor, N.Y.

SAID HEARING will take place on the 28th day of February, 1977,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8:15 o'clock P. M.

Chairman



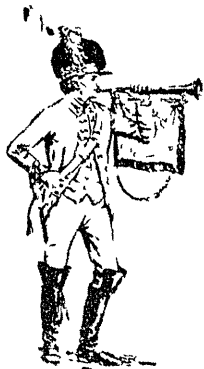
1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- | | |
|--|--|
| ↓ Hilton, Gibson, Miller Inc. 208 MacArthur Avenue New Windsor, N.Y. 12550 | ↓ Ray, Gordon C. & Barbara Jean 81 Locust Avenue New Windsor, N.Y. 12550 |
| ↓ Motor Age Warehouse Inc. 20 Bank Street Hackensack, N.J. 07601 | ↓ James, Joseph F. & Jane G. 22 Locust Avenue New Windsor, N.Y. 12550 |
| ↓ Leidy, thomas S. Jr. & Anna M. 200 Mac Arthur Avenue New Windsor, N.Y. 12550 | ↓ Sinopoli, Vincenzo & Caterina 4717 Chesapeake St. NW Washington DC 20016 |
| ↓ Steger, Richard C. & Sharon A. 202 Mac Arthur Avenue New Windsor, N.Y. 12550 | ↓ Earley, George G. & Betty J. 23 Locust Avenue New Windsor, N.Y. 12550 |
| ↓ Hoffman, James E. & Joyce 204 Mac Arthur Avenue New Windsor, N.Y. 12550 | ↓ Ruscitti, Nicholas J. & Helen 21 Locust Avenue New Windsor, N.Y. 12550 |
| ↓ C H K K Realty Co. Inc. C/O Mt. Ellis Paper Co. 214 Mac Arthur Avenue New Windsor, N.Y. 12550 | ↓ tompkins, Mary A. 19 Locust Avenue New Windsor, New York 12550 |
| ↓ Adams, Harold J. P.O. Box 4053 New Windsor, N.Y. 12550 | ↓ Ward, Robert & Carol 17 Locust Avenue New Windsor, N.Y. 12550 |
| ↓ Grieco, Alfred & Ethel E. 27 Walnut St. New Windsor, N.Y. 12550 | ↓ Cimorelli, Thomas A. & Mary Ann 15 Locust Ave. New Windsor, N.Y. 12550 |
| ↓ Robinson, Gordon L. & Eleanor M. C/O Mrs. Albert Schaut Box 212 Fort Montgomery, New York 10922 | ↓ Brower, Roy C. 14 Hickory Avenue New Windsor, N.Y. 12550 |
| ↓ Lemunyan, Albert B. & Marian P.O. Box 49 New windsor, New York 12550 | ↓ Bauer, Brian H. & Belle 16 Hickory ave. New Windsor, N.Y. 12550 |
| ↓ Oliveria, Anthony & Anna 16 Locust Ave. New Windsor, N.Y. 12550 | ↓ Roche, Benedict M. & Rose F. 18 Hickory Ave. New Windsor, N.Y. 12550 |



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- Dayton, Julia
C/O Araiza, Julia
✓ P.O. Box 341
Vails Gate, New York 12584
- Davidson, Wilfred & Margaret
✓ 22 Hickory Ave.
New Windsor, N.Y. 12550
- Bochert, Ernest H., Ernest H. Jr.,
✓ Robert A.
Lattintown Road
Marlboro, New York 12542
- Landman, Marvin & Ada
✓ C/O M. Longobardo
17 Everling Drive
New City, N.Y. 10956
- Mastrella, Joseph John
✓ 220 Mac Arthur Ave.
New Windsor, N.Y. 12550
- ✓ Bozzone, Louis P.
box 324
Cornwall, N.Y. 12518
- ✓ Mangi, John J. & Anna M.
224 MacArthur Avenue
New Windsor, N.Y. 12550
- ✓ Vanderhoof, Benjamin H. & Marie
226 MacArthur Avenue
New Windsor, N.Y. 12550
- ✓ Bearse Mfg. Co.
3815-25 Cortland St.
Chicago, Ill. 60647
- ✓ Fornal, Charles
21 Hickory ave.
New Windsor, N.Y. 12550
- ✓ Keeser, John W. & Dora E.
19 Hickory Avenue
New Windsor, N.Y. 12550
- ✓ Shaw, Albert C. & Jeanette
17 Hickory Ave.
New Windsor, N.Y. 12550
- ✓ Ticker, Joseph F. & Helen
13 Hickory Ave.
New Windsor, N.Y. 12550
- ✓ Cocchia, Joseph & Drena
11 Hickory Ave.
New Windsor, New York 12550
- ✓ Coe, Ruth A.
12 Woodlawn Ave.
New Windsor, N.Y. 12550
- ✓ Czarnecki, Adelbert & Elizabeth
14 Woodlawn Ave.
New Windsor, N.Y. 12550
- ✓ Peller, Stephen J. & Eleanor
18 Woodlawn Ave.
New Windsor, N.Y. 12550
- ✓ Richards, Larry S. & Beverly
15 Woodlawn Ave.
New Windsor, New York 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

555 Union Avenue
New Windsor, N. Y.
February 23, 1977

Hank Van Leeuwen, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: PUBLIC HEARING BEFORE THE ZONING BOARD OF APPEALS

Dear Hank:

Kindly be advised that a public hearing will be held before the Zoning Board of Appeals in the matter of the application for an area variance of Cel-U-Dex. Said hearing will be held on Monday evening, February 28, 1977 at 8:15 p.m.

Enclosed please find copy of variance application together with public hearing notice which appeared in The Evening News on February 19, 1977.

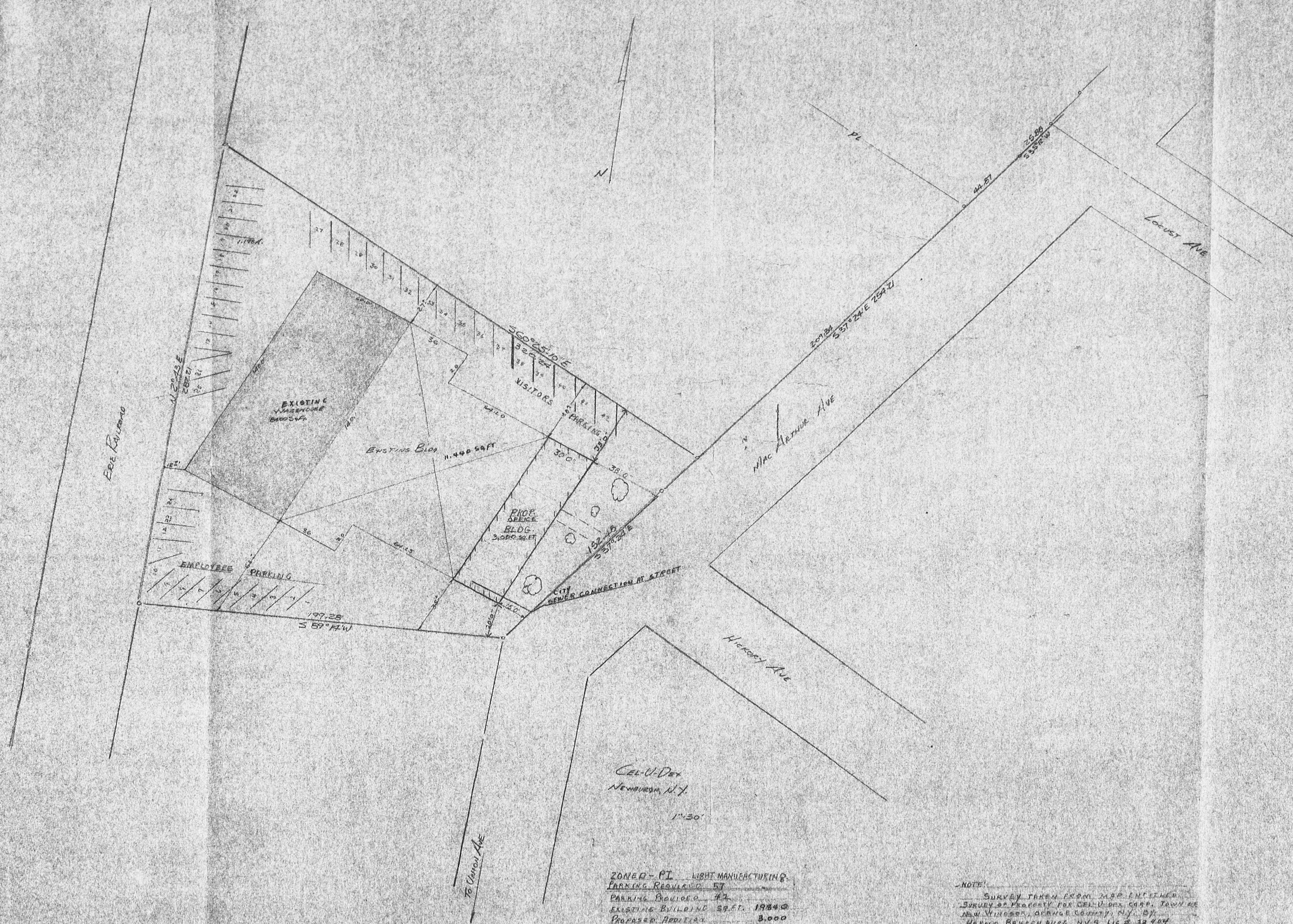
Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

Enclosures

cc: Howard Collett, Bldg./Zoning Inspector



Cel-U-Dex
Newburgh, N.Y.

1"=30'

| | |
|--------------------------------|---------------------|
| ZONED - PL | LIGHT MANUFACTURING |
| PARKING REQUIRED - 57 | |
| PARKING PROVIDED - 42 | |
| EXISTING BUILDING 59.57 | 19,840 |
| PROPOSED ADDITION | 8,000 |
| TOTAL AREA BLDG. | 27,840 |
| TOTAL AREA LOT | 52,184 |
| NATURAL DRAINAGE TO BE | |
| PROVIDED TO MACARTHUR AVE. | |
| NO ENCROACHMENTS EXIST | |
| SHEDLINE VARIANCE REQUIRED FOR | |
| EXISTING BUILDING | 5/17/73 |
| NUMBER OF EMPLOYEES | 100 |
| CRANE LIFTING REQUIRED | 100 |
| CRANE LIFTING REQUIRED | 100 |

NOTE:

SURVEY TAKEN FROM 1968 EXISTING
SURVEYED PROPERTY FOR CELU-DEX CORP. TOWN OF
NEW WINDSOR, CATTARAUGUS COUNTY, N.Y. 147
HAROLD BRANTZBURG, N.Y.S. LIC. # 32,404



| | | | |
|---|----------|--|---------|
| | | CELU-DEX CORP. NEW WINDSOR, N.Y. | |
| PRESENTED BY MERICANA METAL STRUCTURES INC. NEW CITY, N.Y. | | SHEET 1/3 | |
| SITE PLAN | | | |
| SCALE | DATE | DRAWN | REVISED |
| 1"=30' | 10-23-77 | LEA | |